



ZD1 Zoning Diagram  
Must be typewritten.

☒ Orient and affix BIS job number label here ☐

Submitted to resolve objections stated in a notice of intent to revoke issued pursuant to rule 101-15.  
☐ Yes ☒ No

Location Information

House No(s) 450  
Street Name 11TH AVENUE  
Borough MANHATTAN  
Block 708  
Lot 65  
BIN 1080352

Falsification of any statement is a misdemeanor and is punishable by a fine or imprisonment, or both. It is unlawful to give to a city employee, or for a city employee to accept, any benefit, monetary or otherwise, either as a gratuity for properly performing the job or in exchange for special consideration. Violation is punishable by imprisonment or fine or both. I understand that if I am found after hearing to have knowingly or negligently falsified or allowed to be falsified any certificate, form, signed statement, application, report or certification of the correction of a violation required under the provisions of this code or of a rule of any agency, I may be barred from filing further applications or documents with the Department.

Name (please print) WARREN SCHIEMAN ARCHITECT  
Signature [Signature] Date 06-04-20

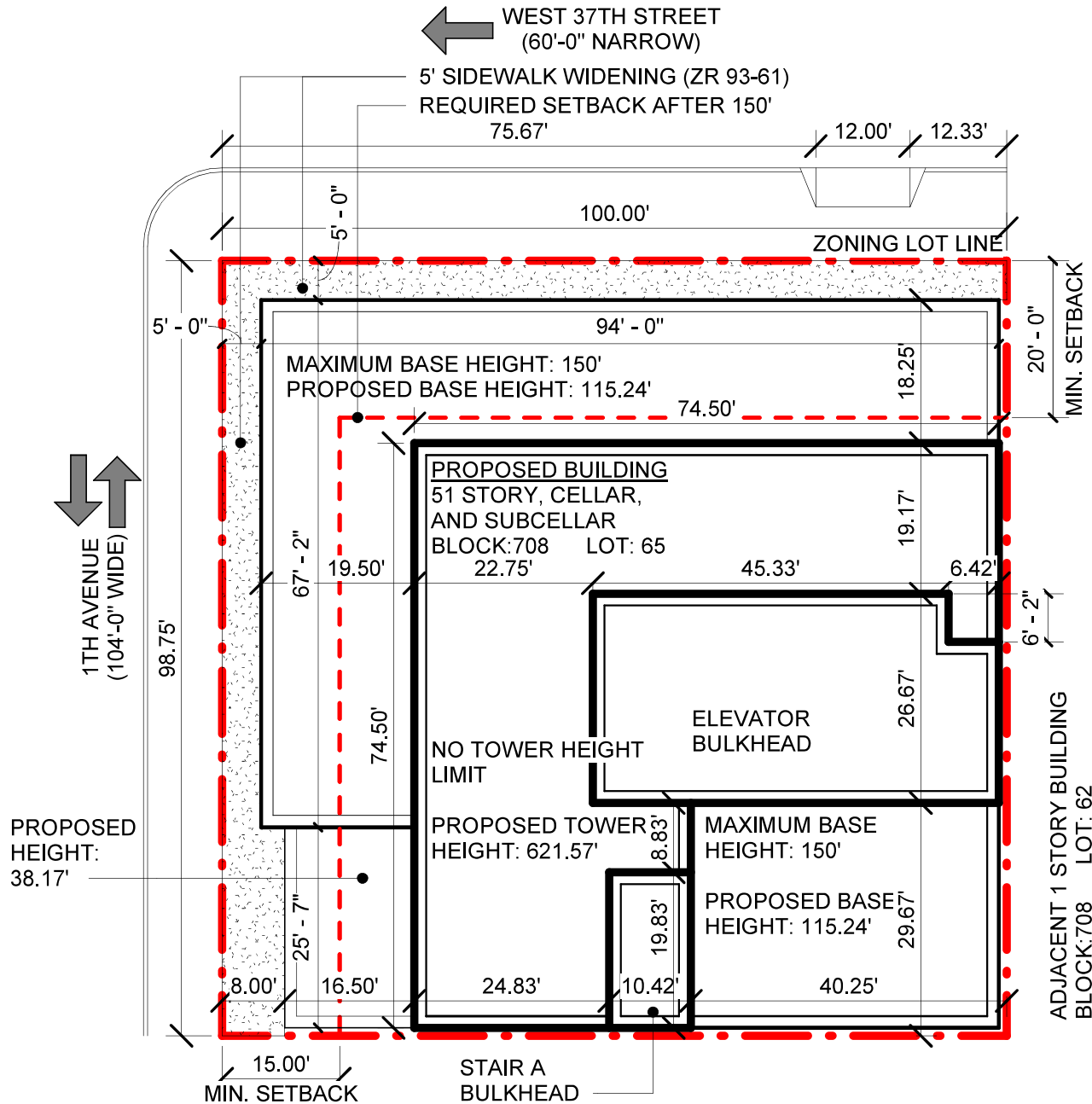
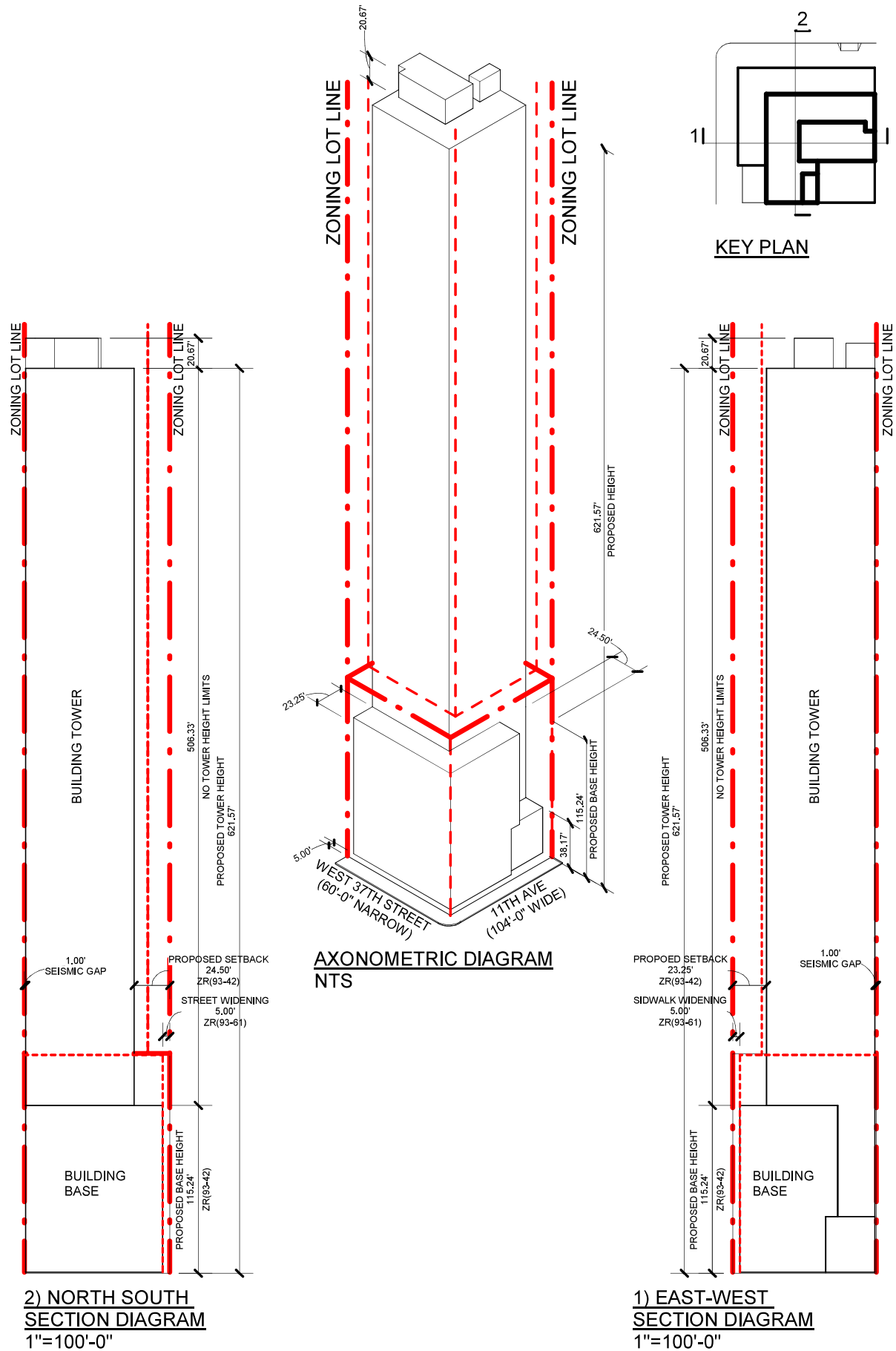


P.E. / R.A. Seal (apply seal, then sign and date over seal)

Internal Use Only

BIS Doc #

PLAN EXAMINER SIGN AND DATE



**ZONING DISTRICT:**  
C6-4, SPECIAL HUDSON YARDS DISTRICT "HY",  
LARGE-SCALE SUBDISTRICT "A", SUBAREA "A4"

**LOT AREA:** 9,875 SF

**BUILDING USE GROUP:** 5 (TRANSIENT HOTEL)

**STREET TREE PLANTING**  
PER ZR 93-62 - PAYING INTO TREEBUND FOR 8 TREES

**REAR YARD - NOT REQUIRED**  
PER ZR 33-301

**SIDE YARD - NOT REQUIRED**  
PER ZR 33-25

**SIDEWALK WIDENINGS**  
PER ZR 93-61 - 5'-0" MIN.



## ZD1 Zoning Diagram

*Must be typewritten.*  
Sheet 1 of 2

1	<b>Applicant Information</b> <i>Required for all applications.</i>
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Last Name Schiffman		First Name Warren	Middle Initial L
Business Name DSM Design Group		Business Telephone (718) 380-8882	
Business Address 158-13 72nd Ave.		Business Fax	
City Flushing	State NY	Zip 11365	Mobile Telephone
E-Mail wschiffman@dsmdesigngroup.com		License Number 008666	

2	<b>Additional Zoning Characteristics</b> <i>Required as applicable.</i>
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3	BSA and/or CPC Approval for Subject Application <i>Required as applicable.</i>
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### Board of Standards & Appeals (BSA)

<input type="checkbox"/> Variance	Cal. No. _____	Authorizing Zoning Section <u>72-21</u>
<input type="checkbox"/> Special Permit	Cal. No. _____	Authorizing Zoning Section _____
<input type="checkbox"/> General City Law Waiver	Cal. No. _____	General City Law Section _____
<input type="checkbox"/> Other	Cal. No. _____	

**City Planning Commission (CPC)**

<input type="checkbox"/> Special Permit	ULURP No. _____	Authorizing Zoning Section _____
<input type="checkbox"/> Authorization	App. No. _____	Authorizing Zoning Section _____
<input type="checkbox"/> Certification	App. No. _____	Authorizing Zoning Section _____
<input type="checkbox"/> Other	App. No. _____	

4	<b>Proposed Floor Area</b> <i>Required for all applications. One Use Group per line.</i>
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Floor Number	Building Code Gross Floor Area (sq. ft.)	Use Group	Zoning Floor Area (sq. ft.)				FAR
			Residential	Community Facility	Commercial	Manufacturing	
SUB	9,677	5			0		0
CEL	9,677	5			0		0
01	8,593	5			7,983		0.81
01M	212	5			212		0.02
02	7,594	5			7,425		0.75
03	7,940	5			7,764		0.79
04	7,190	5			6,989		0.71
04M	272	5			272		0.03
05	8,209	5			0		0
06	8,216	5			0		0
07	4,497	5			4,292		0.43
7M	468	5			430		0.04
08, 16, 24	13,464	5			12,804		1.29

## ZD1

Sheet 2 of 2

4	<b>Proposed Floor Area</b> <i>Required for all applications. One Use Group per line.</i>
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Floor Number	Building Code Gross Floor Area (sq. ft.)	Use Group	Zoning Floor Area (sq. ft.)				FAR
			Residential	Community Facility	Commercial	Manufacturing	
09, 17, 25	13,266	5			12,633		1.29
10, 18, 26	13,461	5			12,801		1.29
11, 19, 27	13,263	5			12,606		1.29
12, 20	8,994	5			8,554		0.86
13, 21	8,828	5			8,390		0.84
14, 22	8,994	5			8,556		0.86
15, 23	8,830	5			8,392		0.84
28	4,459	5			0		0
29, 37, 45	13,242	5			12,561		1.26
30, 38, 46	13,491	5			12,807		1.29
31, 39, 47	13,245	5			12,561		1.26
32, 40, 48	13,464	5			12,780		1.29
33, 41, 49	13,266	5			12,582		1.26
34, 42	8,974	5			8,518		0.86
35, 43	8,842	5			8,270		0.84
36, 44	8,994	5			8,422		0.86
50	4,487	5			4,235		0.43
50M	480	5			454		0.05
51	4,411	5			0		0
ROOF	1,401	5			0		0
Totals	270,400				212,633		21.53

Total Zoning Floor Area	212,633
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